



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00136 Cimarron Sky Unit Two
Application Type: Major Final
CPC Hearing Date: January 12, 2012
Staff Planner: Raul Garcia, (915)541-4935, garcia1@elpasotexas.gov
Location: South of Artcraft Road and West of Northern Pass Drive
Legal Description Acreage: 20.11 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A (Residential) and C-3c (Commercial)
Proposed Zoning: R-3A (Residential) and C-3c (Commercial)

Nearest Park: South Dakota Park (0.84 miles)
Nearest School: Olga Kohlberg Elementary School (1.23 miles)
Park Fees: 0.7 acre credit and \$4,300.00 park fees
Impact Fee: Not in impact fee area

Property Owner: Cimarron Hunt Communities, LLC.
Applicant: Cimarron Hunt Communities, LLC.
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE

North: C-3c (Commercial)/ Vacant
South: R-3A (Residential)/ Residential development
East: R-3 A (Residential) and A-O (Apartment-Office)/ Vacant
West: R-3A (Residential)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is proposing 70 single-family lots and one 4.3-acre commercial lot. The smallest residential lot measures 5,748 square feet in size. Primary access will be from Canyon Wren Avenue. This subdivision was formerly known as Cimarron Sage Unit Three.

The applicant has been granted a vested rights petition making the subdivision subject to the subdivision standards in effect on January 27, 2011.

CASE HISTORY

This subdivision is part of the Cimarron Sage Land Study approved by the City Plan Commission on March 10, 2011.

On June 16, 2011, the City Plan Commission approved Cimarron Sage Unit Three on a Major Preliminary basis subject to the following conditions:

- That Cimarron Sage Unit Two be recorded prior to or concurrently with this subdivision in order to satisfy the parkland dedication requirements as the park this subdivision will be receiving credits from is located within Cimarron Sage Unit Two.
- That Cimarron Sage Unit One be recorded prior to or concurrently with this subdivision in order to provide connectivity to Canyon Wren Drive at its western end.
- The City Plan Commission requires the applicant to landscape the parkway at the rear of the double frontage lots abutting the proposed Paseo Del Norte Boulevard, as stipulated under Section 19.23.040.H.(3)c. *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* The City Plan Commission approves the El Paso Department of Transportation and the Developer be provided the flexibility to coordinate the location, spacing, and tree types utilizing the recommendations and information provided in the City of El Paso Approved Plant and Tree List. Additionally, the developer shall take into consideration the location of existing or future utilities, illumination, line of sight visibility standards, the long-term impact of trees, the trees' influence on the landscape palate; and provide trees and plants that will provide colorful foliage year-round, with staggered bloom cycles that will provide a balance of environmental, shade, and overall visual effects.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends **approval** of Cimarron Sky Unit Two, based on compliance with Title 19, and subject to the following conditions and requirements:

- That Cimarron Sage Unit Two be recorded prior to or concurrently with this subdivision in order to satisfy the parkland dedication requirements as the park this subdivision will be receiving credits from is located within Cimarron Sage Unit Two.
- That Cimarron Sage Unit One be recorded prior to or concurrently with this subdivision in order to provide connectivity to Canyon Wren Drive at it western end.
- Staff is recommending that the City Plan Commission require the applicant to landscape the parkway at the rear of the double frontage lots abutting the proposed Paseo Del Norte Boulevard, as stipulated under Section 19.23.040.H.(3)c. The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street. Staff recommends that if the City Plan Commission requires landscaping, that the El Paso Department of Transportation and the Developer be provided the flexibility to coordinate the location, spacing, and tree types utilizing the recommendations and information provided in the City of El Paso Approved Plant and Tree List. Additionally, the developer shall take into consideration the location of existing or future utilities, illumination, line of sight visibility standards, the long-term impact of trees, the trees' influence on the landscape palate; and provide trees and plants that will provide colorful foliage year-round, with staggered bloom cycles that will provide a balance of environmental, shade, and overall visual effects.

Planning Division Recommendation:

Approval with conditions and recommendation.

Engineering & Construction Management-Land Development:

No objections.

Department of Transportation:

This subdivision was reviewed utilizing the current version of Title 19.

The Department of Transportation has no objections to the proposed plat with the following conditions:

- Cimarron Sage Unit One shall be dedicated prior to Cimarron Sky Unit 2 in order to provide additional connectivity and complete the Dead-End Street (Canyon Wren).
- Double-frontage lots adjacent to Paseo Del Norte shall comply with Section 19.23.040 H (Double Frontage Lots).
- The proposed landscaped medians located within the cul-de-sacs of Cactus Wren Drive shall comply with the previously approved median landscaping approved in conjunction with the Cimarron Sage Land Study.
- Provide the median maintenance agreement to Transportation for review prior to submittal of subdivision improvement plans.
- Provide the right-of-way access agreement for the crossing of the El Paso Natural Gas right-of-way.

Note:

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Parks and Recreation Department:

We have reviewed Cimarron Sky #2, a major final plat map and offer Applicant / Developer no objections to this subdivision application.

Please note that this subdivision is composed of 70 Single-family dwelling lots and does not include a park site, however, this is part of the "Cimarron Sage" land study and Developer has dedicated two park sites with-in Cimarron Sage #2 subdivision and has accrued 1.37-acres of "parkland" credits that will be applied to meet the requirements for this subdivision.

Based on the following calculations, applicant meets & exceeds the minimum parkland requirements by 0.67 acres of parkland for this subdivision & for Cimarron Sage #2.

Cimarron Sage #2 Dedicated 2.61-acres of "Parkland"

Cimarron Sage #2 = 124 Lots Required to dedicate 1.24-acres of "Parkland"

Parkland credits = 1.37 acres

Cimarron Sage #3 = 70 Lots Require to dedicate 0.70-acres of "Parkland"

Excess Parkland Credits = 0.67 acres

Also, please note that parcel of land located at the southwest corner of Paseo Del Norte Blvd. & Northern Pass Dr. is zoned "C-3" thus meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, therefore, park fees will be assessed based on the following:

1. If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses, then applicant shall be required to pay "park fees" in the amount of \$4,300.00

Fees calculated as follows:

Commercial acreage 4.30 (rounded to two decimals) @ \$1,000.00 per acre = \$4,300.00

2. Failure of the subdivider to provide proof of gross density waiver with the filing of the final plat shall result in the following gross density rates hereby calculated being applied to this subdivision application, then, applicant shall be required to pay "park fees" in the amount of \$84,320.00

Fees calculated as follows:

Subdivision acreage 4.3 @ maximum 29 units per acre = 124.7 dwellings

124 dwellings @ \$680.00 per dwelling = \$84,320.00

Please allocate funds under Park Zone: NW-10

Nearest Park(s): Cimarron #1 & South Dakota

If density/acreage is increased/decreased or the property zoning/use changes, then fees will be re-assessed based on applicable conditions.

El Paso Water Utilities:

1. EPWU does not object to this request

General

2. Water service for the subject subdivision requires on-site main extensions that will connect to the water main extensions within Cimarron Sky and Cimarron Sage Unit 1. Water service will be available after the proposed water mains along Paseo Del Norte Boulevard and within Cimarron Sage 1 subdivision have been constructed and accepted.

3. Sewer service for the subject subdivision requires on-site main extensions that will connect to the sewer main extensions within Paseo Del Norte Boulevard and Cimarron Sage Unit 1. The Owner's Engineer is to coordinate with the Engineer of Paseo Del Norte Boulevard Unit 2 to assure that the stub-outs on Paseo Del Norte are aligned with the proposed sewer outlet along the PSB and Drainage ROW. Sewer service will be available after the proposed sewer mains along Paseo Del Norte Boulevard and Cimarron Sage 1 have been constructed and accepted.

4. Portions of the subject subdivision east of the EPNG ROW will be located within an intermediate pressure zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

5. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in

accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Fire Department:

No comments received.

911:

No comments received.

Sun Metro:

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian connectivity to mass transit services.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

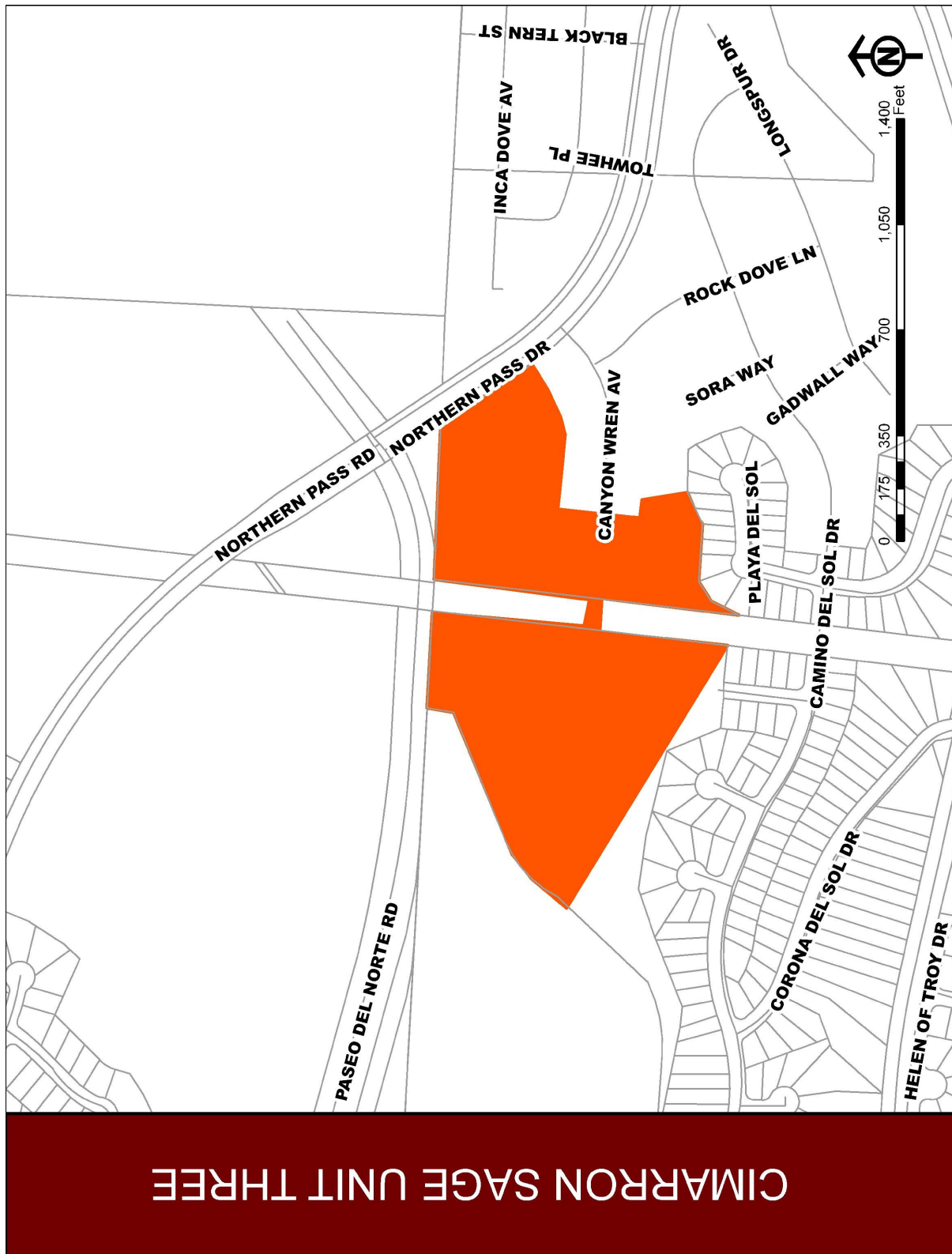
El Paso Independent School District:

No comments received.

Attachments

1. Location Map
2. Aerial Map
3. Preliminary Plat
4. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: May 18, 2011

FILE NO. SUSU11-00042

SUBDIVISION NAME: Cimarron Sage Unit Three

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tracts 1 and 3A, Nellie D. Mundy Survey 242, and Tracts 1A, 1B4C, 1B5C and 1B5B2, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	11.961	70	Office		
Duplex			Street & Alley	3.3	4
Apartment			Ponding & Drainage R.O.W.	0.484	2
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Access R.O.W. for	0.067	1
School			PSB & EPNG		
Commercial	4.302	1	Total No. Sites		
Industrial			Total (Gross) Acreage	20.114	

3. What is existing zoning of the above described property? R3A / C-3 (c) Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Sheet flow, drainage structures
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record Cimarron Hunt Communities, LLC. (c/o 14)
(Name & Address) (Zip) (Phone)
12. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group, 1845 Northwestern Dr. Ste C 79912 915-877-4155
(Name & Address) salonzo@csaengineers.com (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

OWNER SIGNATURE:

REPRESENTATIVE:

[Handwritten signature: J. Salonzo]
[Handwritten signature: J. Salonzo]
[Handwritten text: Cimarron Hunt Communities LLC]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.